



TWIN CITIES ARMY AMMUNITION PLANT PARCEL ARDEN HILLS, MINNESOTA



KEY PROPERTY INFORMATION

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| PROPERTY NAME: | Army Ammunition Plant Parcel |
| LOCATION: | Arden Hills, Minnesota |
| DATE BUILT: | 1941 |
| SIZE: | 585 acres |
| IMPROVEMENTS: | 700,000 square feet of buildings; former utility infrastructure included 40 miles of electric and telephone wire, 83 miles of sewer, and 37 miles of road and railroad track |
| CURRENT STATUS: | Inactive, U.S. Army fee owned |

COMING SOON: PUBLIC AUCTION OF 585 ACRES PUBLIC SALE AND REDEVELOPMENT OPPORTUNITY

REUSE POTENTIAL: Twin Cities Army Ammunition Plant (TCAAP) offers 585 acres of prime redevelopment opportunities. Strategically situated with excellent highway access and within 15 minutes drive of Minneapolis and St. Paul, this property has the potential to be put back into productive use as an industrial, commercial, or mixed-use development.

REMEDIATION REQUIREMENTS: The U.S. Army and GSA will provide prospective bidders with access to documentation on the property's environmental characterization and remediation to allow prospective bidders to develop accurate cleanup cost estimates. In accordance with the existing Federal Facilities Agreement (FFA), the buyer will perform the required soil cleanup to Army requirements on the remaining portions of TCAAP included in the sale.

CONVEYANCE: GSA intends to convey fee ownership of approximately 500 acres and license the remaining acres until soil remediation is completed. GSA plans to convey the property through an online auction scheduled to begin in Summer 2010. The online auction will be conducted via the following website: www.auctionrp.com.

BIDDERS CONFERENCE: GSA will host a bidder's conference at the Bishop Henry Whipple Federal Building, 1 Federal Drive, Fort Snelling, Minnesota on Wednesday, November 18, 2009, from 10 am to 12 pm to provide potential bidders with additional property information, explain the bidding process, and provide an opportunity to pose additional questions.



SITE HISTORY

TCAAP was constructed between 1941 and 1943. Its historical mission to support our nation's soldiers and war fighters during World War II, the Korean War, and the Vietnam War included the manufacturing and proof testing of small caliber ammunition and related metal parts.

SITE DESCRIPTION

LOCATION: TCAAP is a Federally-owned property located at 4700 Highway 10 in Arden Hills, Minnesota, conveniently 12 miles north of Minneapolis and St. Paul, MN. The site benefits from proximity to three major metro roadways: US Highway 10, County Highway 96, and Interstate Highway 35W.

PARCEL SIZE: The parcel available for public auction is 585 acres on the western border of TCAAP. This parcel is only a portion of the 2,383 acre former facility.

IMPROVEMENTS: The property for sale includes approximately 700,000 square feet of buildings.

UTILITIES: TCAAP's former utility infrastructure included 40 miles of electric and telephone wire, 83 miles of sewer, and 37 miles of road and railroad track.

ENVIRONMENTAL CONDITIONS

AFFECTED MEDIA: Soil and groundwater contamination exist as a result of past manufacturing and waste management practices. Contamination is present on the TCAAP facility itself and in groundwater that extends off the facility.

CONTAMINANTS: Volatile organic compounds (VOCs), trichloroethylene in particular, are the primary groundwater contaminants. Soil contaminants include lead, copper, PAH's, VOC's and polychlorinated biphenyls.

CLEANUP BACKGROUND: TCAAP is part of an ongoing installation restoration program in accordance with a FFA involving the U.S. Environmental Protection Agency, U.S. Army, and the Minnesota Pollution Control Agency. Groundwater monitoring responsibilities for the entire parcel will be maintained by the Federal Government.

FOR MORE INFORMATION, CONTACT:

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The General Services Administration is responsible for promoting effective use of federal real property assets, as well as disposing of real property that is no longer mission-critical to federal agencies.

Website: <https://propertydisposal.gsa.gov>